

153.0

0004

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
844,000 / 844,000
844,000 / 844,000
844,000 / 844,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		CHESTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SCANNELL MARIE P	
Owner 2:	
Owner 3:	
Street 1: 20 CHESTER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SCANNELL MARIE P -	
Owner 2: -	
Street 1: 20 CHESTER ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02476	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 1870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4585		Sq. Ft.	Site		0	80.	1.22	9									446,040							446,000

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description			101712
101	4585.000	397,100	900	446,000	844,000			Legal Description			GIS Ref
								Legal Description			GIS Ref
								Entered Lot Size			Insp Date
Total Card	0.105	397,100	900	446,000	844,000			Entered Lot Size			07/27/18
Total Parcel	0.105	397,100	900	446,000	844,000			Entered Lot Size			
Source:	Market Adj Cost		Total Value per SQ unit /Card:	451.29	/Parcel:	451.29		Entered Lot Size			
								Entered Lot Size			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	397,100	900	4,585.	446,000	844,000		Year end	12/23/2021
2021	101	FV	373,800	900	4,585.	446,000	820,700		Year End Roll	12/10/2020
2020	101	FV	373,800	900	4,585.	446,000	820,700		820,700 Year End Roll	12/18/2019
2019	101	FV	311,900	900	4,585.	418,200	731,000	731,000	Year End Roll	1/3/2019
2018	101	FV	284,100	900	4,585.	345,700	630,700	630,700	Year End Roll	12/20/2017
2017	101	FV	284,100	900	4,585.	317,800	602,800	602,800	Year End Roll	1/3/2017
2016	101	FV	284,100	900	4,585.	289,900	574,900	574,900	Year End	1/4/2016
2015	101	FV	277,200	1000	4,585.	284,400	562,600	562,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCANNELL JOHN	10852-127		9/15/1999	Family		No	No		
	10852-127		6/23/1965			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2015	554	Re-Roof	6,995					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Permit Insp	PC	PHIL C
11/22/1999	Meas/Inspect	272	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type: 97 - Tudor		Full Bath: 1	Rating: Average						
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:						
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:						
Foundation: 1 - Concrete		A 3QBth:	Rating:						
Frame: 1 - Wood		1/2 Bath: 1	Rating: Good						
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:						
Sec Wall: 8 - Brick Veneer 10 %		OthrFix:	Rating:						
Roof Struct: 1 - Gable		OTHER FEATURES							
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good						
Color: WHITE		A Kits:	Rating:						
View / Desir:		Frlp: 2	Rating: Average						
GENERAL INFORMATION		WSFlue:	Rating:						
Grade: C+ - Average (+)		CONDOS INFORMATION							
Year Blt: 1937		Eff Yr Blt:							
Alt LUC:		Alt %:							
Jurisdct:		Fact: .							
Const Mod:									
Lump Sum Adj:									
INTERIOR INFORMATION		DEPRECIATION							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %						
Prim Int Wal: 2 - Plaster		Functional:	%						
Sec Int Wall:		Economic:	%						
Partition: T - Typical		Special:	%						
Overrids:		Overrids:	%						
BATH FEATURES		COMMENTS		SKETCH					
Full Bath: 1	Rating: Average								
A Bath:	Rating:								
3/4 Bath:	Rating:								
A 3QBth:	Rating:								
1/2 Bath: 1	Rating: Good								
A HBth:	Rating:								
OthrFix:	Rating:								
RESIDENTIAL GRID									
1st Res Grid		Desc: Line 1		# Units 1					
Level	FY	LR	DR	D	K	FR	RR		
Other									
Upper									
Lvl 2									
Lvl 1									
Lower									
Totals	RMS: 8	BRs: 4	Baths: 1	HB 1					
REMODELING									
RES BREAKDOWN									
Exterior:	No Unit	RMS	BRS	FL					
Interior:	1	8	4						
Additions:									
Kitchen: 1997									
Baths:									
Plumbing:									
Electric:									
Totals									
20 FFL 14 1									
4 BMT (60) 4									
15									

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:

del:

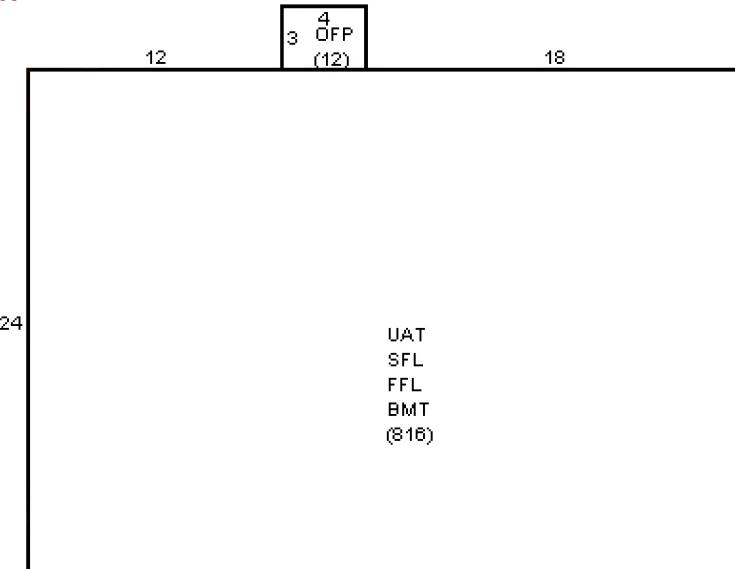
Serial #

Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim		Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8		A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	18X18		A	AV	1995	3.41	T	19.2	101			900			900

SKETCH



SUB AREA DETAIL

SUB AREA					SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Descrip	% Type	Qu # Ten
BMT	Basement	876	60.050	52,604	BMT	100	RRM		25 A
FFL	First Floor	876	172.190	150,837	SFL	95			
SFL	Second Floor	775	172.190	133,480					
UAT	Upper Attic	204	68.880	14,051					
OFP	Open Porch	12	43.640	524					
Net Sketched Area:		2,743	Total:		351,496				
Size Ad	1651.2000	Gross Area	3396	FinArea	1870				

IMAGE

AssessPro Patriot Properties, Inc.

